033.0	0002	0005.B	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	2,612,800	/	2,612,800
USE VALUE:	2,612,800	/	2,612,800
ASSESSED:	2,612,800	/	2,612,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON CENTER GARAGE &
Owner 2:	SERVICE CORP
Owner 3:	
Street 1:	P.O. BOX 268
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 59,020 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	59020.000		60,200	2,552,600	2,612,800
Total Card	1.355		60,200	2,552,600	2,612,800
Total Parcel	1.355		60,200	2,552,600	2,612,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 22727

GIS Ref

GIS Ref

Insp Date 09/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0002-0005.B

!2711!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		60200	59,020.	2,508,400	2,568,600	2,568,600	Year End Roll	12/18/2019
2019	337	FV		63000	59,020.	2,360,800	2,423,800	2,423,800	Year End Roll	1/3/2019
2018	337	FV		63000	59,020.	2,065,700	2,128,700	2,128,700	Year End Roll	12/20/2017
2017	337	FV		63000	59,020.	1,623,100	1,686,100	1,686,100	Year End Roll	1/3/2017
2016	337	FV		63000	59,020.	1,623,100	1,686,100	1,686,100	Year End	1/4/2016
2015	337	FV		65100	59,020.	1,475,500	1,540,600	1,540,600	Year End Roll	12/11/2014
2014	337	FV		65100	59,020.	1,475,500	1,540,600	1,540,600	Year End Roll	12/16/2013
2013	337	FV		65100	59,020.	1,475,500	1,540,600	1,540,600		12/13/2012

PRINT

Date	Time
12/10/20	18:04:18

LAST REV

Date	Time
09/26/18	10:51:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2711

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9490-49		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	22727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Meas/Inspect	PH	Patrick H
3/3/2009	Meas/Inspect	197	PATRIOT
10/27/2005	External Ins	BR	B Rossignol
4/5/2000	Meas/Inspect	197	PATRIOT
12/10/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		59020	102,696	Sq. Ft.	Site		0	43.25	1.00	CG									2,552,615						2,552,600	

Total AC/HA: 1.35491 | Total SF/SM: 59020 | Parcel LUC: 337 | Parking Lot | Prime NB Desc: COMM GD | Total: 2,552,615 | Spl Credit | Total: 2,552,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

FACTOR W/LOT 5A, 1B AND 2A; PARKING FOR 33 BROADWAY.

RESIDENTIAL GRID

1st Res Grid		Desc:								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths:			HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:	
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	55000	A	AV	1980	1.59	T	31.2	337			60,200			60,200

More:	N	Total Yard Items:	60,200	Total Special Featues:	Total: 60,200